WARRANTY DEED

Karen Johnson Davidson County
Batch# 1194622 DEEDWARR
10/17/2024 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20241017-0080439

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 11-06-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

24 NTON 18

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Joaquin Ortega Hernandez and Alba L. Echeverria Ayala, a married couple	**New Owner**	38-198
(NAME)	(NAME)	
3654 Alessio Road		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241733

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mike LaBorg, a married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joaquin Ortega Hernandez and Alba L. Echeverria Ayala, a married couple**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 2 on the Minor Final Plat of LaBorg's Ridge Property, appearing of record in Instrument No. 20231004-0078257, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Mike LaBorg by Warranty Deed from Esther Joy Anglin and Joseph Lee Boykin Jr. and Kay Wright, Executrix of the Deborah G. Boykin Estate, dated 07/23/2021 and filed of record in Instrument No. 20210727-0100713, Register's Office for Davidson County, Tennessee.

"This property is not/was not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes

Unimproved ☐

This is improved ☒ property, known as 3654 Alessio Road, Whites Creek, TN 37189
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of October, 2024

Mike LaBorg

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mike LaBorg, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th of October, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires June 23, 2027

Tennessee Certification of Electronic Document

I, Summer Barton do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/4/2024 (date of document).

Summer Barton
Affiant Signature

10-15-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of October, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

